

**PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES**

APRIL 4, 2005

MEMBERS PRESENT: Emery Zahner, Mort Heidari, and Alternates Arlo Hoffman, James Prichard and Ronald Small

MEMBERS ABSENT: Lori Spielman, Geri Kupecky, Robert Hoffman, and Cliff Aucter

STAFF PRESENT: Matt Davis, Town Planner and Reanna Goodreau, Recording Secretary

I. CALL TO ORDER

Chairman Zahner called the Planning & Zoning Commission (PZC) special meeting to order at 7:05 PM at the Ellington Town Hall, 55 Main Street, Ellington, CT.

MOVED (SMALL), SECONDED (HEIDARI) AND PASSED UNANIMOUSLY TO GO OUT OF AGENDA ORDER.

IV. Commission Workshop—Development Services, LLC proposed ARCHZ development located on Windermere Avenue (APN 017-004-0000 & 018-003-0000).

Jay Fisher, Development Services, LLC, stated that they wanted to meet with the Commission to get feedback to their concept plans for their proposed age restricted cluster housing development.

Andy Greene, project engineer, reviewed the proposal. He reviewed the design requirements against the proposal. He stated that it is an agricultural site with wetlands and a wooded area at the rear of the parcel. He noted that they are proposing 130 units on a 41 acre site, which is in keeping with the 4 units/acre requirement. Mr. Greene explained that the buildings will be a minimum of 25' apart and that they will maintain 50' to the property lines.

Rod Shaw, landscape architect, reviewed three different concept plans with the commission. He explained that all the plans contain 130 units and maintain at least 25' between units. Mr. Shaw noted that Concept A is the plan that was submitted during the rezone application. Concept B includes different housing types. Concept C includes a more traditional green area with an open corridor to the Hockanum River.

The commission discussed the concept plans with the developer and noted their concern with the distance from the units to the north property line. The consensus of the commission was to create a larger separation distance between the homes and the industrially zoned land to the north. The commission also agreed that the 130 units is very dense and they would like to see fewer units.

Mr. Fisher explained that the concept plan that shows different housing types will probably not be used because the market is geared towards single family detached homes. Mr. Shaw reviewed

photos and site plans from other age restricted cluster housing developments built by Development Services.

THE COMMISSION RETURNED TO ORIGINAL AGENDA ORDER.

II. Discussion: Update of Plan of Conservation & Development and Regulations.

Matt Davis explained that Bob Pagani, Board of Finance Chairman, stated that the BOF understands the need for the funding of the updating of the Plan of Conservation and Development (Plan of C&D) and regulations and will support it, but noted that they would like more specificity regarding the scope and schedule in order to defend the expenditure to the community. The commission discussed the possibility of waiving the bidding process and having Planimetrics do the Plan of C&D and regulation updates since they are familiar with the town, as they have recently completed the Build Out Study. The recent moratorium in Tolland was discussed and it was the consensus of the commission that a moratorium would cause more harm than good and that the best way to move forward is to waive the bidding process in order to complete this task in a timely manner. The commission also discussed going forward with regulation changes that can be done with the support of the current Plan of C&D. The commission decided to review the current Plan of C&D in order to find support for regulation changes suggested in the Build Out Report.

MOVED (HEIDARI), SECONDED (SMALL) AND PASSED UNANIMOUSLY TO DIRECT THE PLANNER TO FORWARD A REQUEST TO THE FIRST SELECTMAN TO WAIVE THE BIDDING PROCESS IN SELECTION OF A CONSULTANT FOR THE PLAN OF CONSERVATION & DEVELOPMENT AND REGULATION AMENDMENTS AND TO INITIATE DISCUSSIONS WITH PLANIMETRICS OF AVON, CT FOR THESE PROJECTS.

III. Discussion: Land Use Fees.

Matt Davis stated that the Planning & Zoning Commission had agreed to review the land use fees instead of having the Board of Selectmen take on the issue. The commission decided it would be helpful to get input from the Economic Development Commission regarding fees for commercial and industrial applications. The commission wanted to review and supplement the information provided by the Town Planner in more detail and discuss it at the April meeting. The commission agreed that fees need to be considered "holistically" and to include consideration of legal costs, engineering, and building permit fees. Mr. Davis stated that he would speak with the Town Attorney about changing the land use fees by ordinance or regulation amendment.

BY CONSENSUS, THE COMMISSION REQUESTED TO PUT THE DISCUSSION OF LAND USE FEES ON THE 4/25/05 AGENDA.

V. ADJOURNMENT:

MOVED (SMALL), SECONDED (HEIDARI) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 9:25 PM.

Respectfully Submitted,

Reanna Goodreau
Recording Secretary